

LEAD DISCLOSURE RULE INSPECTION REPORT

- I. FACILITY: Skiles Rentals
Brian Skiles, Owner
(b) (6)
- II. DATE OF INSPECTION: January 14, 2009
- III. EPA INSPECTORS: James Riffe
- IV. EPA-REGION III, LAND & CHEMICALS DIVISION (LCD)/ TOXICS PROGRAMS
BRANCH (3LC61)
- Abraham Ferdas, Director
- Harry Daw, Associate Director
- Alizabeth Olhasso, Branch Chief
- V. PURPOSE OF INSPECTION:

EPA Inspector James Riffe conducted an inspection on Skiles Rentals, Brian Skiles, Owner. The address of the inspection was (b) (6), Reading, PA 19602. This investigation was held to determine the level of compliance with the Real Estate Notification and Disclosure Rule, which was promulgated pursuant to Section 1018 of the Residential Lead-Based Paint Hazard Reduction Act of 1992.

VI. OPENING CONFERENCE:

On January 14, 2009 at 1 PM Inspector Riffe met with Mr. Brian Skiles, Owner and Mr. Leroy Schaeffer, property manager for Skiles Rentals to conduct an inspection of leases on his rental properties. Upon arrival Inspector Riffe showed his credentials and gave his business card to Mr. Skiles. Inspector Riffe explained to Mr. Skiles the purpose of this inspection. Inspector Riffe explained to Mr. Skiles the Notice of Inspection and the Confidential Business forms and Mr. Skiles signed both of the forms.

Mr. Skiles stated he has thirteen (13) rental properties that represent about twenty-three (23) apartments and thirty-two (32) rooms of which two (2) apartments are vacant. Mr. Skiles also has a building (700 Franklin Street) that is a hotel/motel with twenty-six (26) rooms. A random selection of seven (7) apartment rental leases were copied and eight (8) room rental leases. The lead disclosure form that is included was done after Inspector Riffe spoke with Mr. Skiles and before the inspection. Also copied were seven (7) pages, double sided of rental income for Mr. Skiles properties for 2009 and two (2) Lead Reports for properties located at: 722 Franklin Street, 2nd floor rear and 137 S. 8th Street, 1st floor.

REVIEW OF FILES/AVAILABLE DOCUMENTS:

Apartments: (7)

(b) (6)

Reading, PA

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724 Franklin Street, 3rd floor front

Rooms: (8)

700 Franklin Street, Hotel/Motel

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Leases 8 rooms

VII. CLOSING CONFERENCE:

After the documents were copied, Mr. Skiles was asked to review and sign the Receipt of Documents form that Inspector Riffe had explained to him. When Mr. Skiles signed the form, he was given a Compliance Package and asked if he had any further questions. Mr. Skiles had no questions and this concluded the inspection.

VIII. ATTACHMENTS

- A. TSCA Notice of Inspection.
- B. TSCA Inspection Confidentiality Business Information Form
- C. TSCA Receipt of Documents Forms
- D. Copies of seven (7) apartment rental leases
- E. Copies of eight (8) room rental leases
- F. Seven (7) pages double-sided of 2009 rental income
- G. Inspection Journal
- H. Lead Inspection Reports for [REDACTED] ([REDACTED]) [REDACTED] [REDACTED] floor
- I. List of properties owned by Mr. Skiles